

Woodlawn Cottages Points of Demonstration

Project Description

- **Street Address:** 3416 Woodlawn Avenue N.
- **Neighborhood:** Wallingford

Description of Community

Transitional between Commercial/Industrial to the South and West to Single Family Residential to the North and East

Description of Site

Three combined lots set behind the Essential Bakery (formerly Oroweat) between Woodlawn Ave. N. and Evanston Ave. N. Single family residences abut the property to the north. The property is 228' from street to street, with street frontages of 60'. The site slopes up from the west property line, allowing views of Lake Union and the Downtown skyline to the south over the roofs of the Bakery buildings.

Description of Project

Three tandem houses are proposed, fronting off a private interior road running behind the Bakery building connecting Woodlawn and Evanston. Parking for residents is provided in a single below grade structure, and private open space is arranged between the paired dwellings.

Housing Statement

Community Goals

Introduce attractive context-sensitive higher density owned housing, along with the possibility of Design Review, for transitional areas currently zoned Single Family.

Project Goals

To insert higher density owned housing into a transitional lot that is currently impaired by proximity to commercial buildings to the South, West, and Southeast.

Intention to Build:

Project team developer, contractor, and architect have been seeking to cooperate on high density owned housing for several years. Owners fully intend to build the project if chosen, and to pursue other similar projects in the future.

Affordability

Approach to Affordability

Increased density, shared wall construction, common garage, and shared site development combine to lower construction costs and land cost per residence. The goal is to make the project affordable in the neighborhood where home prices now average \$291,500.

Target Population

An approximate average sales price of \$250,000 puts the project within reach of median 2-person households.

Points of Demonstration

Land Use Issues

Propose contract rezone to allow for transition from more intensive zone to less intensive zone. Proponent suggests that Tandem housing ordinance is most appropriate land use category on which to base contract rezone.

Propose either condominium or townhouse platted ownership. Proponent will work with DCLU to identify most viable approach to ownership.

Proposed development would require departures from Tandem housing standards for the following:

- Lot Area per Unit (1 unit per 2,500 sf allowed/ 1 unit per 2,280 sf proposed).
- Number of structures on individual lot (2 structures allowed/3 structures proposed).
- Height measurement method at area of below grade parking.
- Clarification of front and side yards.

Neighborhood Acceptance & Consistency with Community Planning

Community Acceptance

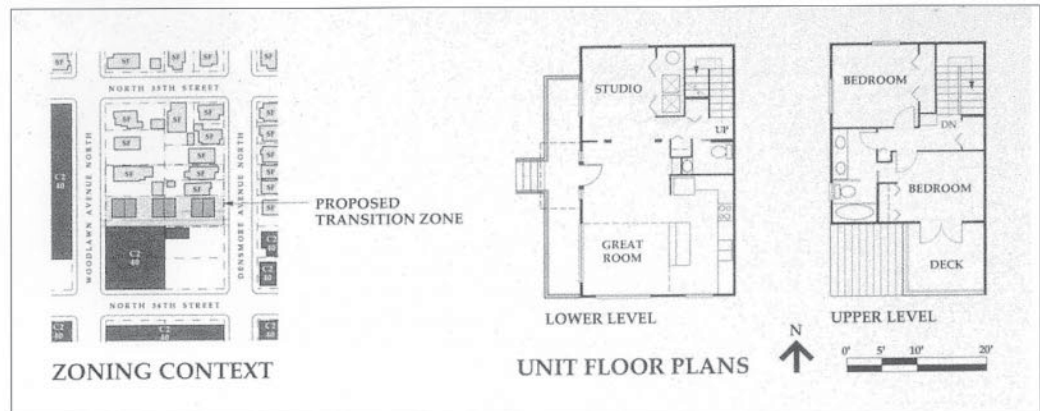
Neighboring property owners have endorsed the concept of the plan. In addition, surveyed neighborhood residents have responded unanimously in support of the project. However, we have yet to make a formal presentation to the community.

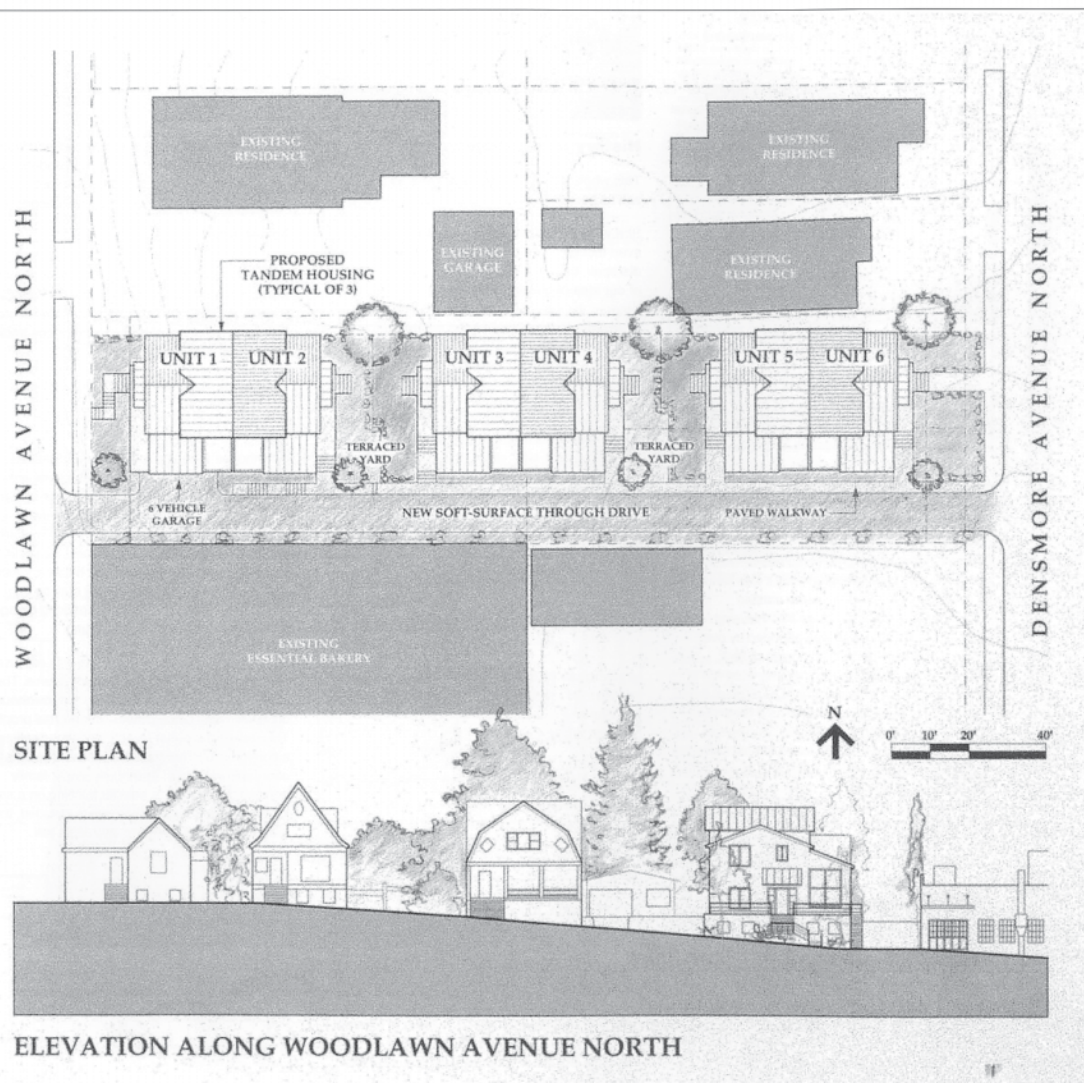
Neighborhood Planning

This project meets all of the (applicable) stated goals of both Wallingford's Housing Workgroup and subsequent Neighborhood Plan. The project would:

1. Increase types of housing, affordability, and homeownership opportunities
2. Ensure quality residential development that enhances the neighborhood
3. Focus residential growth along commercial corridors in higher density projects, thereby protecting the neighborhood.

Project Image





Woodlawn Cottages

Project Architect:
Johnson Architecture & Planning
Seattle, WA

Project Sponsor:
The Teutsch Partners

General Contractor:
Flip Builders, Inc.

Neighborhood Advocate:
Kris von Oy

